

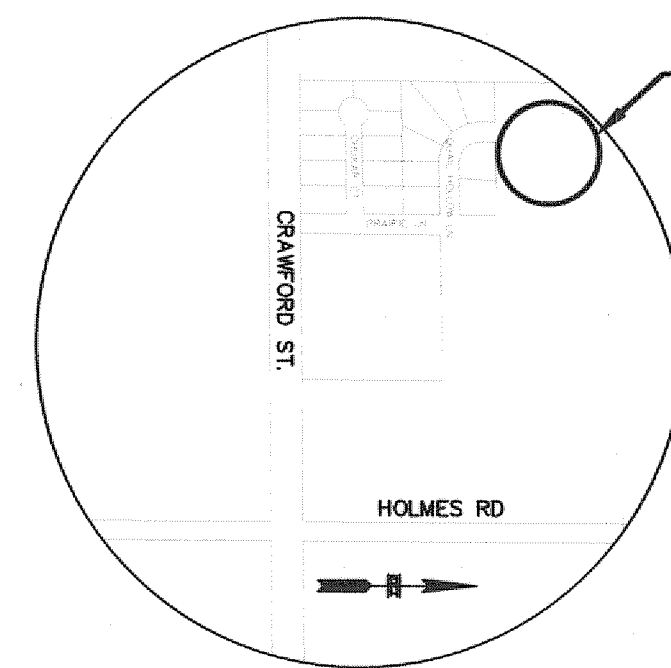
FINAL PLAT OF PHEASANT RIDGE ADDITION NO. 2

Parcel in SE 1/4 - S17-T14S-R2W
Saline County, KS

LEGEND

- Monuments Found
- Found 1/2" Rebar w/Cap "Landmark CLS-116"
- Block Corner-Set 1/2" Bar w/Cap "Landmark CLS-116"
- Section Corner
- Measured Distance
- Platted Distance
- Calculated from Measurement
- Right-of-Way
- Drainage Utility Easement
- Easement Line
- Centerline of Right-of-Way
- Front Yard Setback
- Plat Boundary
- Lot Line
- Existing Flood Plain Limits

PROJECT LOCATION



VICINITY MAP

Legal Description
A parcel of land located in the Southeast Quarter of Section 17, Township 14 South, Range 2 West of the 6th Principal Meridian in Saline County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of the Replat of Pheasant Ridge Addition to the City of Salina, Saline County, Kansas;
- thence on an assumed bearing of N 00°03'21" W along the West line of the Southeast Quarter of said Southeast Quarter a distance of 683.98 feet to the Northwest corner of said Southeast Quarter of the Southeast Quarter;
- thence N 89°20'37" E along the North line of said Southeast Quarter of the Southeast Quarter a distance of 459.92 feet;
- thence S 00°04'11" E a distance of 709.48 feet to a point on the North line of said Replat of Pheasant Ridge Addition;
- thence S 89°25'01" W along said North line a distance of 60.00 feet;
- thence N 00°14'53" W along said North line a distance of 24.92 feet to the Northeast corner of Lot 1, Block 2 of said Replat of Pheasant Ridge Addition;
- thence S 89°25'01" W along said North line a distance of 400.00 feet to the POINT OF BEGINNING;

Said parcel contains 7.26 acres, more or less, and is subject to easements, reservations and restrictions of record.

Notes:

- 1) Basis of Bearings: Assumed N 00°03'21" W along the West line of the Southeast Quarter of the Southeast Quarter of S17-T14S-R2W
- 2) Monuments found have an unknown origin unless noted otherwise.
- 3) Flood Information: The Parcel is partially located in Flood Zone C and Flood Zone A. See drawing for the delineation line scale from the FIRM Map. According to Flood Insurance Rate Map for Saline County, Kansas. Map Number: 200316 0060 B Effective Date: 02/05/1986. The Base Flood Elevation for Lots 1-4, Block 1 is 1253.0. The Base Flood Elevations for Lots 5, 6, and 7, Block 1, and Lot 7, Block 2 is 1251.9. The Base Flood Elevation for Lots 11-12, Block 1 is 1251.1.

Development Notes

- 1) This plat shall conform with the provisions of Resolution No. 3186 of the City of Salina, Kansas dealing with flood hazard areas.
- 2) The Base Flood Elevation and Floodway Fringe boundaries identified on this plat may be modified by FEMA upon relocation of the existing south-north drainage flow across the property to the proposed drainage channel along the west boundary of the subdivision.
- 3) All maintenance of the drainage channel to be constructed within the 25 ft. drainage easement shown on this plat and the 20 ft. drainage easement on the abutting Presbyterian Manor property and the drainage detention basin located on Lot 9, Block 1 shall become the right, duty, and responsibility of the abutting property owners in the Pheasant Ridge Addition. No. 2 subdivision upon completion of construction of the channel. However, if the maintenance of the easement area is neglected and is determined to be a hazard or threat to public safety by the City of Salina with costs assessed to and borne by said property owners. Officials representing the City Engineering Department shall have the right to enter upon the easement area for the purposes of periodic inspection and/or corrective maintenance of the easement area. If maintenance is neglected, any costs incurred by the City in the maintenance of the easement area shall be assessed and charged against the abutting tracts within the Pheasant Ridge Addition No. 2 subdivision. The City Clerk shall at the time of certifying the City taxes to the County Clerk shall certify the aforesaid costs and the County Clerk shall extend the same on the tax rolls of the county against said tracts and it shall be collected by the County Treasurer and paid to the City as other City taxes are collected and paid. The City may, in lieu of levying the maintenance costs against the tracts, maintain an action against the tract owners to collect the costs of said maintenance in the same manner as other obligation owed the City might be collected.
- 4) Public sidewalks shall be required upon both sides of Quail Hollow Drive and Prairie Lane and along the south side of Brookwood Lane.
- 5) Primary electric lines and individual service lines must be placed underground in the subdivision except for those lots that utilize service served by existing overhead lines. The subdivision developer shall be responsible for providing the trenching, conduit, and backfilling for the installation of underground primary service.
- 6) Purchase and subsequent improvement and use of the land within Pheasant Ridge Addition No. 2 shall be subject to and regulated by the provisions of the "Declaration of Covenants", Conditions and Restrictions for Pheasant Ridge Addition No. 2 submitted separately herewith.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	157.08'	141.42'	N 45°13'14" E
C2	70.00'	109.96'	98.99'	N 45°13'14" E
C3	130.00'	39.74'	39.59'	N 08°58'42" E
C4	60.00'	11.77'	11.75'	N 39°48'15" W
C5	60.00'	60.28'	57.77'	N 05°24'23" W
C6	60.00'	37.73'	37.11'	N 41°23'14" E
C7	60.00'	60.28'	57.78'	N 88°10'51" E
C8	60.00'	19.79'	19.70'	S 53°35'16" E
C9	130.00'	39.74'	39.59'	N 81°27'46" E

CORPORATE OWNER'S CERTIFICATE

State of Kansas)
County of Saline) SS
This is to certify that the undersigned proprietor, Todd Welsh, Inc., owns the land described in the plat and has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

All streets shown on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct, and maintain or authorize the location, construction, and maintenance of conduit, water, gas, and sewer pipes or required drainage channels or structures upon the areas marked for easements on this plat are hereby granted.

Todd Welsh, Inc.

Todd Welsh, President

COUNTY SURVEYOR CERTIFICATE

State of Kansas)
County of Saline) SS

Reviewed in accordance with K.S.A. 58-2005 on this 16th day of October A.D., 2013.

County Surveyor

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
County of Saline) SS

Final Plat of Pheasant Ridge Addition No. 2 to the City of Salina, Saline County, Kansas, was filed in my office on this 24th day of October, 2013, at 1:00 o'clock P.M. and duly Recorded in volume _____ of plats, at page _____.

Register of Deeds
Filing fee of _____ paid.

NOTARY CERTIFICATE

State of Kansas)
County of Saline) SS

I, Linda C. Andrew, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Todd Welsh, President of Todd Welsh, Inc., a corporation duly incorporated and existing under and by virtue of the laws of the State of Kansas, who is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that they signed and delivered the plat as the free and voluntary act of said Corporation for the purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of October A.D., 2013.

Linda C. Andrew

Notary

ABSTRACTOR'S CERTIFICATE

State of Kansas)
County of Saline) SS

The undersigned, being duly licensed and bonded abstractor or an authorized representative thereof, hereby certifies that the above is the legal owner of the property shown on this plat.

Dated this 24th day of October A.D., 2013.

Linda C. Andrew
Licensed Abstractor

SURVEYOR'S CERTIFICATE

State of Kansas)
County of Saline) SS

I, The undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with the experience and proficiency in land surveying; that the heretofore described property was surveyed and subdivided by me, or under my supervision; that all Subdivision Regulations of the City of Salina, Kansas have been complied with in the preparation of this plat; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

September 11, 2012
Date of Survey:

Given under my hand and seal at Salina, Kansas, this 16th day of October A.D., 2013.

Linda C. Andrew

Thad C. Reynolds
L.S. #1354

SALINA CITY PLANNING COMMISSION CERTIFICATE

State of Kansas)
County of Saline) SS

Approved this 18th day September A.D., 2013.

SALINA CITY PLANNING COMMISSION SALINA, KANSAS.

Karl Ryan
Chairman

Dean Andrew
Secretary

CERTIFICATE OF THE CITY COMMISSION

State of Kansas)
County of Saline) SS

Approved this 21st day of October A.D., 2013.
BOARD OF CITY COMMISSIONERS OF CITY OF SALINA, KANSAS

Barbara V. Shirley, Mayor

Barbara V. Shirley, Mayor
City Clerk

Landmark
SURVEYING & MAPPING INC.
Member Kansas Society of Land Surveyors
Office: (785) 263-2625 Fax: (785) 263-1580
301 North Broadway, P.O. Box 97
Abilene, Kansas 67410

Project #: 07-5215
Client: Todd Welsh
DATE: 7-07-2013
Sheet 1 of 1